

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
 AND ZONING VARIANCE
 NWC Berrymans Lane and Nicodemus * ZONING COMMISSIONER
 Road
 Oheb Shalom Memorial Park * OF BALTIMORE COUNTY
 4th Election District
 3rd Councilmanic District * Case No. 96-429-SPHA
 Temple Oheb Shalom, Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on both Petitions for Special Hearing and Zoning Variance for the property located on the northwest corner of Berrymans Lane and Nicodemus Road, known as the Oheb Shalom Memorial Park. The Petition is filed by Emanuel H. Horn, as President of Temple Oheb Shalom, property owner. Special hearing relief is requested to approve an amendment to the existing special exception as approved in case No. 67-32-X, and also to allow a reduced setback from the right-a-way of Berrymans Lane. Variance relief is requested from Section 413.1.E.3 of the Baltimore County Zoning Regulations (BCZR) to allow two signs, (1) 40 sq. ft. and (2), 32 sq. ft., in lieu of the permitted 25 sq. ft., per sign. Variance relief is also requested from Section 401 of the BCZR to allow a 30 ft. setback to a 60 ft. right of way. All of the requested relief and subject property are more particularly shown on the site plan, received into evidence as Petitioner's Exhibit No. 1.

Appearing and testifying at the requisite public hearing held for this case was David S. Thaler, principal of D.S.Thaler and Associates, Inc. Mr. Thaler, a civil engineer, prepared the site plan. The Petitioner was represented by Emanuel H. Horn, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the site is 48.9 acres in total, zoned R.C.4. The site is located at the northwest corner of Berrymans Lane and Nicodemus Road in northwest Baltimore County. The

ORDER RECEIVED FOR FILING

Date

By

6/18/96
 M. Horn

MICROFILMED

property is actually comprised of 2 parcels, parcel A shown on the site plan as 28.63 acres and parcel B, 20.27 acres.

As shown on the site plan, the property was given special exception approval in case No. 67-32-X for use as a cemetery on August 10, 1966. Subsequently, on March 18, 1976, variance relief was permitted from the strict setback regulations under case No. 76-187-A.

Mr. Thaler testified that the proposed relief is requested to reduce the area of the special exception and also designate an additional area for burials. As shown on the site plan, existing burial sites are contained within a loop road shown as Road B. Proposed burial sites, shown on the project as Phase 2, will be located on that portion of the property south of the existing burial grounds and north of Berrymans Lane. The site plan shows that this portion of the site to be utilized is adjacent to the existing burial sites and well screened by a line of evergreen trees from Berrymans Lane.

The variance relief relates to two existing signs as detailed on the site plan. Additionally, setback relief is requested to allow a 30 ft., setback, in lieu of the 60 ft. required from the right of way from Berrymans Lane.

Based upon the testimony and evidence presented, all of which is uncontradicted, I am persuaded to grant the zoning relief which is requested. The uncontradicted testimony was persuasive that there will be no detrimental effect to the surrounding locale as a result of the amendment to the site plan. Moreover, I am persuaded that the Petitioner has met its burden insofar as the variance relief. The site features unique characteristics which justify the variance and strict adherence to the regulations would result in practical difficulty upon the property owner.

OFFICE RECEIVED FOR FILING
Date 6/18/96
By M. David


Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 18th day of June, 1996 that, pursuant to the Petition for Special Hearing, approval to amend the existing special exception in case No. 67-32-X, and also to allow a reduced setback from the right-a-way of Berrymans Lane, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 413.1.E.3 of the Baltimore County Zoning Regulations (BCZR) to allow two signs, (1) 40 sq. ft. and (2), 32 sq. ft., in lieu of the permitted 25 sq. ft. per sign, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 401 of the BCZR to allow a 30 ft. setback to a 60 ft. right of way, be and is hereby GRANTED; subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

6/18/96
M. Hark
LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 17, 1996

Mr. David S. Thaler
D.S. Thaler and Associates, Inc.
7115 Ambassador Road
Baltimore, Maryland 21244

RE: Petitions for Special Hearing and Variance
Property: Oheb Shalom Congregation Memorial Park
Case No. 96-429-SPHA

Dear Mr. Thaler:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Zoning Variance have been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

att.

c: Emanuel H. Horn, Esquire, 7310 Park Heights Avenue, Balto.Md. 21208

MAILED





NW corner of Berrymans Lane & Nicodemus Road
which is presently zoned RC 4

424 MICROFILMED



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

NW corner of Berrymans Lane and Nicodemus Road

which is presently zoned

RC 4

96-429-SPHA

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

- 1) B.C.Z.R. Section 413.1.E.3: To allow two Signs, 40 SF± and 32 SF± respectively in lieu of the permitted 25 SF± per sign.
- 2) B.C.Z.R. section 401: To allow a 30' setback to the 60 foot Right-of -Way (60' to the center line).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHMENT

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Emanuel H. Horn, Esquire

(Type or Print Name)

Signature

7310 Park Heights Ave. 764-2780

Address

Phone No.

Baltimore

City

MD

State

21208

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Emanuel H. Horn, President, Temple Oheb Shalom

(Type or Print Name)

Signature

(Type or Print Name)

Signature

7310 Park Heights Avenue

Address

764-2780

Phone No.

Baltimore,

City

Maryland

State

21208

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Alan E. Scoll

Name

7115 Ambassador Rd.

Address

944-3647

Phone No.

Baltimore, MD 21244

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: Jim DATE 4-29-96

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Statement of Hardship

96-429-SPHA

The Oheb Shalom Memorial Park is owned and operated by Temple Oheb Shalom , a non-profit religious institution founded in 1853. The Memorial Park has been in operation since 1969 at its present location at Nicodemus Road and Berryman's Lane in Reisterstown, Maryland. The original area set aside for burials is now at capacity, necessitating the development of another area for additional burials. The new area would allow the Memorial Park to continue to serve the Jewish Community, and since that new area is in close proximity to the original area, the need for new roads would be eliminated. The past development of the Memorial Park has always been contemplated with the Reisterstown Community in mind, and the particular area now under consideration will still maintain the valuable site lines that are so important for maintaining the beauty and integrity of the area.

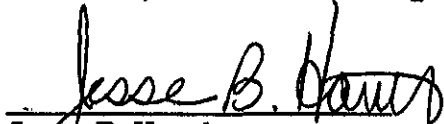
Since the sole purpose of the variance is to allow the use of land for the burial of human dead bodies, the petitioner asks that the Baltimore County Zoning Board grant the petition for a variance.

Respectfully Submitted this 8th Day of March, 1996 by



Emanuel H. Horn

President, Oheb Shalom Congregation of Baltimore City, Inc.



Jesse B. Harris

Executive Administrator and Director, Oheb Shalom Memorial Park

424

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March 1, 1996

OHEB SHALOM
Memorial Park
PARCEL ONE

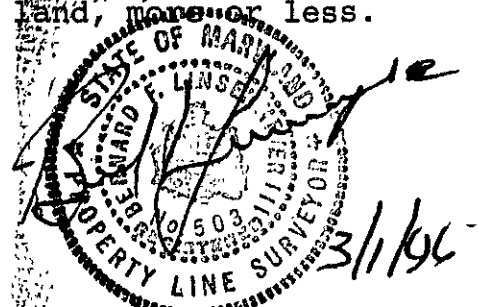
96-429-SHA

(Description for Zoning Purposes Only)

Beginning on the centerline of Nicodemus Road at the intersection of Berrymans Lane, thence running the following nine (9) courses and distances:

1. North $68^{\circ}35'50''$ West 429.00 feet, more or less, to a point; thence, leaving Nicodemus Road,
2. North $07^{\circ}54'10''$ East, 231.00 feet, more or less, to a point; thence,
3. North $02^{\circ}47'05''$ West, 830.76 feet, more or less, to a point; thence,
4. North $74^{\circ}21'20''$ West, 73.43 feet, more or less, to a point; thence,
5. North $02^{\circ}47'50''$ East, 529.11 feet, more or less, to a point; thence,
6. South $52^{\circ}03'40''$ East, 249.13 feet, more or less, to a point; thence,
7. South $63^{\circ}31'50''$ East, 1,234.56 feet, more or less, to the centerline of Berrymans Lane; thence,
8. South $39^{\circ}09'20''$ West, 1,273.84 feet, more or less, to a point; thence,
9. South $31^{\circ}34'10''$ West, 84.75 feet, more or less, to the point of beginning.

Containing approximately 28.63 acres of land, more or less.



March 1, 1996

OHEB SHALOM
Memorial Park
PARCEL TWO

96-429-5PHA

(Description for Zoning Purposes Only)

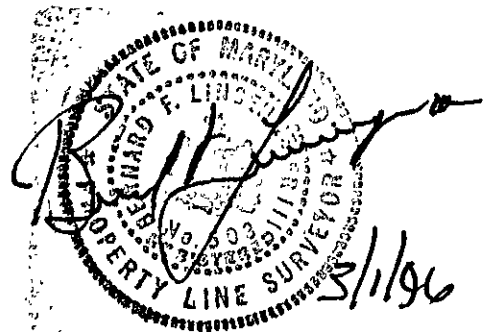
Beginning at a point located approximately 860 feet Northwest of the intersection of Berrymans Lane and Nicodemus Road and approximately 1,000 feet Northeast along the BGE Right-of-Way thence running the following six (6) courses and distances:

1. North 74°21'20" West 332.19 feet, more or less, to a point;
thence,
2. North 41°55'50" West 955.81 feet, more or less, to a point;
thence,
3. North 31°38'00" East 390.03 feet, more or less, to a point;
thence,
4. North 04°31'30" East 312.84 feet, more or less, to a point;
thence,
5. South 63°59'10" East 869.36 feet, more or less, to a point;
thence,
6. South 02°47'50" West 1064.56 feet to the point of beginning.

Containing approximately 20.27 acres of land, more or less.

SAM/BL/D#5/OhebII/M.1

424



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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 96-4429
Towson, Maryland

District 1st

Date of Posting 5/24/96

Posted for: Special House & Lounge

Petitioner: Temple Okubo/Omori

Location of property: 14000 Benjamins Ave. + Woodlawn Rd.

Location of Sign: Facing 100 lobby on property 14000 Benjamins Ave.

Remarks: _____

Posted by _____

Signature

Date of return: 5/31/96

Number of Signs: 1

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NOTICE OF HEARINGS

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, in Towson, Maryland 21204, on Room 118, Old Courthouse, 409 West Monument Street, Towson, Maryland 21204, at 9:00 a.m. in Room 118, Old Courthouse.

Case #95-429-SH1A

(Item #24)

Ches Shalom Memorial Park
MMC Berkmans Lane and
Nodderns Road
4th Election District
3rd Councilmanic

Legal Owners(s):

Temple Ches Shalom

Special Hearing, to approve an amendment to the existing special exception as approved in case #97-32-X and allows a reduced setback from the right-of-way of Berkmans Lane. Variance: to allow two signs, 40 sq. ft. (more or less) and 32 sq. ft. (more or less) respectively in lieu of the permit 25 sq. ft. per sign, and to allow a 30 ft. setback to the 60 ft. right-of-way.

Hearing: Monday, June 10, 1996 at 9:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations
Please Call 887-3353.

(2) For information concerning the file and/or Hearing,
Please Call 887-3391.

5/23/96 May 16

CS2626

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

May 17, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 16, 1996.

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

A. H. Smith

5/23/96 May 16

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

424 N

015042

DATE 4-27-96 ACCOUNT Root-1.50

(C)

AMOUNT \$ 570.00

RECEIVED Temple Ohio Simulation 10/1/96 4
FROM: BLUE MOUNTAIN
NEEDS R2

Sch HRC (040) - 250.00
VAR. (020) - 250.00

FOR: POSTAGE (050) - 70.00

MICROFILMED D3A91#0322MICRL
BA 0002457PM04 29-96 570.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

96-429 JCM



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 424 Petitioner: EMANUEL HORN

Location: NW Corner of Beppymans Ln & Nicodemus Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: EMANUEL HORN

ADDRESS: 7310 Park Heights Ave.

Balco., Md. 21208

PHONE NUMBER: 764-2780

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TO: PUTUXENT PUBLISHING COMPANY
May 16, 1996 Issue - Jeffersonian

Please forward billing to:

Emanuel H. Horn, Esq.
7310 Park Heights Avenue
Baltimore, MD 21208
764-2780

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-429-SPHA (Item 424)
Oheb Shalom Memorial Park
NWC Berrymans Lane and Nicodemus Road
4th Election District - 3rd Councilmanic
Legal Owner(s): Temple Oheb Shalom

Special Hearing to approve an amendment to the existing special exception as approved in case #67-32-X and allows a reduced setback from the right-of-way of Berrymans Lane.
Variance to allow two signs, 40 sq. ft. (more or less) and 32 sq. ft. (more or less) respectively in lieu of the permit 25 sq. ft. per sign; and to allow a 30 ft. setback to the 60 ft. right-of-way.

HEARING: MONDAY, JUNE 10, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 5, 1996

Emanuel H. Horn, Esquire
7310 Park Heights Avenue
Baltimore, MD 21208

RE: Item No.: 424
Case No.: 96-429-SPHA
Petitioner: Emanuel H. Horn

Dear Mr. Horn:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 29, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a printed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: May 20, 1996

FROM: *Sub* Robert W. Bowling, Chief
 Development Plans Review Division
 Department of Permits & Development
 Management

SUBJECT: Zoning Advisory Committee Meeting
 for May 20, 1996
 Item No. 424

The Development Plans Review Division has reviewed the subject zoning item. Both Berrymans Lane and Nicodemus Road are existing roads which shall ultimately be improved as 50-foot street cross sections on 70-foot rights-of-way.

RWB:HJO:jrb

cc: File

ZONE10A

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B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: May 29, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 424

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol Kerns

PK/JL

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ITEM424/PZONE/TXTJWL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 6-4-96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: May 13/1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 423 432
424 433
425 434
426 435
428 436
429
430
431

Seeley

RBS:sp

BRUCE2/DEPRM/TXTSBP

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Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 05/16/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 13, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 423, 424, 425, 426, 428,
429, 430, 431, 432, 433, 435 AND 436.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

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Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

5-10-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 424 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
Oheb Shalom Memorial Park, NWC Berrymans	*	ZONING COMMISSIONER
Lane and Nicodemus Road, 4th Election		
District, 3rd Councilmanic	*	OF BALTIMORE COUNTY
Temple Oheb Shalom	*	CASE NO. 96-429-SPHA
Petitioner		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Emanuel H. Horn, Esquire, 7310 Park Heights Avenue, Baltimore, MD 21208, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

*Rules and Regulations
of
The
Oheb Shalom
Memorial Park*

Berryman's Lane and Nicodemus Road

Reisterstown, Md. 21136

(410) 358-0105

MICROFILMED

(1)

RULES AND REGULATIONS OF
THE OHEB SHALOM MEMORIAL PARK--REISTERSTOWN, MARYLAND 21136
owned and operated by
THE OHEB SHALOM CONGREGATION OF BALTIMORE CITY
BALTIMORE, MARYLAND 21208

PURPOSE

These rules and regulations are designed for the protection of owners of interment rights at the Oheb Shalom Memorial Park as a group. Adherence to these rules and regulations will serve to protect your Memorial Park and preserve its beauty. The adoption of these rules and regulations by the Board of Trustees of the Oheb Shalom Congregation of Baltimore City means that all owners of interment rights, visitors and contractors performing work within the boundaries of the Memorial Park shall be subject to said rules and regulations, and to other such amendments or alterations as shall be adopted by the Congregation from time to time.

DEFINITIONS

1. The term "Owner" shall mean the owner of rights of interment.
2. The term "interment" shall mean cremation and inurnment, entombment or burial of the remains of a deceased person.
3. The term "memorial" shall mean any marker or structure upon or in any lot or niche, placed thereupon or therein or partially therein for the purpose of identification or in memory of the interred.
4. The term "contractor," as used in these rules and regulations, shall mean any person, firm or corporation or anyone engaged in placing, erecting or repairing any memorial, or performing any work in the Memorial Park grounds, other than an employee of the Congregation.

OWNERSHIP

Interment rights shall be used for no other purpose than the burial of the human dead.

SUPERVISION OF MEMORIAL PARK

1. The Congregation reserves the right to compel all persons coming into the Memorial Park to obey all rules and regulations adopted by the Congregation. Such rules and regulations may be changed by the Board of Trustees of the Congregation without notice to any Owner.
2. The Congregation shall take reasonable precautions to protect Owners and the property rights of Owners within the Memorial Park from loss or damage; but it distinctly disclaims all responsibility for loss or damage from causes beyond its reasonable control and especially from

(2)

damage caused by the elements, an act of God, common enemy, thieves, vandals, strikers, malicious mischief makers, explosions, unavoidable accidents, invasion, insurrections, riots or order of any military or civil authority, whether the damage be direct or collateral, other than as herein provided.

3. The Congregation reserves, and shall have, the right to correct any errors that may be made by it in making interments, dis-interments or removals. Such corrections will be made solely by the Cemetery Committee of the Congregation which will substitute and convey other interment rights of equal value and similar location. The Cemetery Committee may also, at its sole discretion, refund the amount of money paid on account for the said purchase, said refund being without interest or dividend. In the event such error shall involve the interment of the remains of any person in such property, the Congregation reserves and shall have the right to remove and transfer such remains so interred to such other property of equal value and similar location as may be substituted and conveyed in lieu thereof. The Congregation shall also have the right to correct, at the expense of the owner of the interment rights, any errors made by placing an improper description, including an incorrect name or date either on the memorial or on the container for cremated remains

4. Persons within the Memorial Park grounds shall use only the avenues, walkways and roads.

5. Automobiles shall not be driven through the grounds faster than fifteen miles per hour and must always be kept on the right side of the Memorial Park roadways. Unless otherwise directed, automobiles are not allowed to turn around on the driveways or roadways and are not allowed to park or to come to a full stop in front of an open grave unless such automobiles are in attendance at the funeral.

6. The right to enlarge, reduce, replat or change the boundaries or grading of the Memorial Park or of a section or sections of the Memorial Park is hereby expressly reserved. The right to modify or change the location of any part of any road or to remove or regrade any roads, drives and walks is also hereby expressly reserved. The right to lay, maintain and operate, or alter or change pipelines or gutters for sprinkling systems, drainage, lakes, etc., is also expressly reserved, as well as is the right to use Memorial Park property, not sold to individual owners, for Memorial Park purposes. Such purposes include the interring and preparing for interment of dead human bodies, or for anything necessary, incidental or convenient thereto. The Congregation reserves to itself, and to those lawfully entitled thereto, a perpetual right of ingress and egress over lots for the purpose of passage.

SALE AND PURCHASE OF INTERMENT RIGHTS

1. The sale or transfer of any interment right by any Owner or purchaser shall not be binding upon the Congregation unless same shall first be duly approved in writing by the properly authorized officer of the Congregation, and then such interment right must be reconveyed to the Congregation; the Congregation shall issue a Warranty Conveyance to the new Owner. Any party (owner, purchaser or heir) wishing to sell, convey or otherwise dispose of any interment right shall first offer same to the Congregation at a price not in excess of the price originally paid for such interment right - and if such offer is not accepted by the Congregation within thirty (30) days, the party may dispose of same to a third party. The same rule shall apply in all cases of assignment of purchase contract for interment right. This procedure is required in order that the Congregation may at all times have a complete and accurate record of all owners and purchasers.

2. Any and all transfers of any interment right, whether same be by conveyance or assignment of purchase contract, are subject to all rules and regulations of the Memorial Park which are now in full force and effect or which may be hereafter enacted. The Congregation may refuse to consent to a transfer or to an assignment as long as there is indebtedness due the Congregation from the Owner so recorded in the records of the Congregation. All transfers of ownership shall be subject to a charge of fifty dollars (\$50.00), which charge must be paid to the Congregation when the transfer is recorded.

3. The subdivision of interment rights is not allowed without the consent of the Congregation and no one shall be buried in any lot not having an interest therein, except by written consent of all parties interested in such lot and of the Congregation.

4. All interment rights are sold subject to payment of the charges as established by the Board of Trustees for the area of the lot for Perpetual Care. All work on lots will be done only by the employees of the Memorial Park under the direction of the Congregation, except when permission is otherwise granted. All grading, landscape work, and improvements of any kind, and all care of lots shall be done; and all trees, shrubs and herbage of any kind shall be planted, trimmed, cut or removed; and all openings and closings of lots and all interments, disinterments and removals shall be done by the employees of the Memorial Park, or by those individuals or companies contracted by the Congregation to do such work at the Memorial Park. No planting of any kind will be permitted by individual Owners of Interment Rights.

(4)

5. No enclosure of any kind, such as a fence, coping, hedge, or ditch shall be permitted around any grave or lot, except in Family Estate areas. Grave mounds will not be allowed and no lot shall be raised above the established grade.

6. Interment rights can be purchased from the Congregation in this Memorial Park only with a written agreement signed by an authorized individual or individuals acting on behalf of the Congregation and subject to the rules and regulations of said Memorial Park now or hereafter adopted for the governance of this Memorial Park, and for the purpose of interment only.

7. No interment rights or contracts for the purchase of interment rights can be sold, assigned, transferred, pledged, or hypothecated by any owners without the written approval of an individual or individuals authorized to act on behalf of the congregation.

8. All agreements for the purchase of Memorial Park interment rights must be on forms approved and signed by the authorized Officers of the Congregation. All terms and conditions for the purchase of interment rights must be recited in the purchase contract; verbal agreements or representations will not be recognized. All said agreements must provide for payment of the prescribed amount. It is understood that a portion of the prescribed payment, as determined by the Congregation, shall be remitted to a Perpetual Care Trust Fund for the perpetual care of lots and that the remainder shall be used, at the discretion of the Congregation, for the general operations of the Memorial Park.

9. The Cemetery Committee may, at its discretion, exchange interment rights when desired by Owners, but not for interment rights of lesser value. When such an exchange is made, the original conveyance must be surrendered by proper assignment, or by reconveyance, if considered necessary, before any change is effected.

10. Each Owner is vested with the ownership of his or her interment right for the sole purpose of interment of human dead bodies of the Jewish faith, or his or her spouse, whether Jewish or non-Jewish, and the children of this marriage or union, whether Jewish or non-Jewish. It is understood that a non-Jewish service or the use of symbols of a faith other than the Jewish faith, are prohibited both at the time of interment and any time thereafter.

11. Under the regulations of the Memorial Park, the interment rights cannot be conveyed without the assent of the Congregation, nor any use, division or improvements of them be made which the Congregation prohibits, or may deem improper. The Owner of interment rights may dispose of same by will, subject to the foregoing conditions. If the Owner dies intestate, the interment rights will descend to his or her heirs according to the laws of descent.

(5)

12. No conditional or partial transfer of interment rights and no sale of an undivided interest, except to a person or persons who are already part-owners, will be recorded, as the Congregation cannot be responsible for the carrying out of the intent of the grantor. No burial shall be made on any lot until the purchaser shall have paid on the interment rights therein the amount required by the Congregation, and shall have paid the entire amount due the Perpetual Care Fund.

13. The general care of the entire Memorial Park grounds and lots is assumed by the Congregation under the provisions of a Perpetual Care Fund Trust Agreement. This, however, does not provide for any special care. Any special work, approved by the Cemetery Committee, will be made by Memorial Park employees or a designated contractor engaged by the Cemetery Committee. Charges for that work must be paid in advance.

14. The Cemetery Committee shall direct all improvements upon the grounds and upon all lots and graves, before as well as after interments have been made therein. It shall have charge of the planting, sodding, surveying, and other general improvements.

15. No person, other than the proper employees of the Congregation, shall be allowed to perform any work within the Memorial Park without a written permit from the authorized officers of the Congregation.

16. If any memorial, or any structure whatsoever or any inscription to be placed on same, shall be determined by the Congregation to be offensive, the Congregation shall have the right and it shall be its duty, to enter upon such lot and remove, change or correct the offensive or improper object or objects at the expense of the Owner of the interment rights.

17. If any tree, shrub or plant standing upon any lot, by means of its roots, branches, or otherwise, be or become detrimental to adjacent lots or avenues, or if for any other reason its removal is deemed necessary, employees of the Memorial Park shall have the right, and it shall be their duty, to remove such tree, shrub or plant, or any part thereof, or otherwise correct the condition existing as in their judgment seems best.

18. No person shall pluck or remove any plant or flower, either wild or cultivated, from any part of the Memorial Park.

19. Only those vases which are an integral part of the memorial bronze tablets will be permitted.

FUNERAL REGULATIONS

1. All services held in the Memorial Park shall be conducted by a Rabbi or Cantor of the Congregation, or by another with the prior approval of a Rabbi of the Congregation.
2. Funerals, after entering the gates, shall be subject to the direction of the officers or authorized employees of the Memorial Park.
3. Notice of a minimum of twenty-four working hours is required before the announced time of the funeral.
4. Grave locations must be selected by the family or its representative. However, the Director of the Memorial Park may, at the request of the prospective Owners, select grave locations.
5. When a removal is to be made from one grave to another grave, permission of the Rabbi must first be obtained. If the vault is in a removable condition, the charge for the removal of the vault must be paid in advance. Arrangements for the vault removal will be made by the Director of the Memorial Park or his designated representative. The Memorial Park removal service charge shall be not less than two hundred fifty dollars (\$250.00), payable in advance. Any application for a removal permit must be signed by the next of kin or by a legally designated representative and must be properly notarized prior to time of removal. Any person desiring to remove a body from the grave space of another must present a written permit signed by the Owner for such removal, and also himself sign a request to have such removal made. These shall remain on file in the office of the Memorial Park.
6. The burial of two bodies in one grave will not be permitted. The burial of one body and one urn will be permitted in one grave. No grave space may contain more than two urns of cremated remains.

GENERAL REGULATIONS

1. No animals shall be permitted in the Memorial Park.
2. No person shall be permitted within the Memorial Park on a bicycle.
3. Bringing food, beer or intoxicating liquors within the Memorial Park is strictly forbidden.
4. No boxes, shells, toys, glassware, bottles, sprinkling cans, receptacles, or similar articles will be permitted on any grave, lot or tree.
5. The Memorial Park is not responsible for theft or damage to anything placed on graves or lots.

(7)

6. No wooden or cast iron bench or chair, or any wooden or wire trellis shall be permitted to be or be brought upon the grounds.

7. The Cemetery Committee and its agents have authority to enter upon any lot and to remove any objectionable thing or any erection that may have been placed there contrary to the regulations of the Congregation, and they may remove any dead or damaged tree, shrub or vine.

8. No person shall be permitted to enter or leave the Memorial Park except by the public gateway which will be open during such daylight hours as are specified by the Congregation.

9. Any person found on the grounds after the posted closing hour may be considered a trespasser.

10. No person shall either ride or drive upon the lawns.

11. Holders containing flowers or other decorations will be removed and discarded as soon as the flowers fade and wither, and the right is reserved by the Memorial Park employees to make such removal. Also, artificial flowers will be removed at such time as is specified by the authorized Cemetery Committee.

12. No person will be permitted to use profane or boisterous language or in any way disturb the quiet and good order of the Memorial Park.

13. All persons are forbidden to hunt, or to fish, or to feed or disturb the fish, fowl or other animals about the Memorial Park.

14. All persons are strictly forbidden to break or injure any tree or shrub, or mar any landmark, marker or memorial or in any way deface the grounds of the Memorial Park.

15. Those employed by the Memorial Park are forbidden to solicit gratuities of any kind: Similarly, no one entering the Memorial Park is permitted to offer a gratuity of any kind to any employee of the Memorial Park for the purpose of having that employee do work not authorized by the Memorial Park Director or Supervisor. Visitors and owners must not otherwise engage Memorial Park employees. All orders, inquiries and complaints must be left at the office or with the Memorial Park Director or Supervisor.

16. All persons are reminded that the grounds are sacredly devoted to the burial of the dead and that the provisions and penalties of the law, as provided by statute, will be strictly enforced in all cases of wanton injury, disturbance and disregard of the rules.

(8)

17. It is of the utmost importance that there should be a strict observance of all the proprieties due the place, whether embraced in the foregoing regulations or not, as no impropriety will be tolerated. All well-disposed persons will confer a favor by informing the Oheb Shalom Memorial Park Director of any breach of proper decorum that may come to their attention.

19. Touch nothing in the Memorial Park that does not belong to you. This is the only safe rule to adopt in visiting the Memorial Park.

20. No person or persons, other than an employee of the Memorial Park, shall be permitted to bring or carry firearms within the Memorial Park, except for a military guard of honor, and then only when in the charge of an officer and during a Military Service.

21. All work and all planting of any kind on all lots and graves is strictly prohibited. Cut flowers may be used at any time.

22. Placing potted flowers, plants, summer wreaths or baskets on lots and graves is not permitted. The digging of holes for any purpose whatsoever is strictly prohibited.

MODIFICATIONS AND AMENDMENTS

1. The Congregation may, and it hereby expressly reserves the right, at any time or times, with or without notice to Owners, to adopt new rules and regulations or to amend, alter and/or repeal any rule, regulation and/or article, section, paragraph and/or sentence in these Rules and Regulations.

2. Special cases may arise in which the literal enforcement of a rule may impose unnecessary hardship. The Congregation, therefore, reserves the right, without notice, to make exceptions, suspensions or modifications in any of the Rules and Regulations when, in its judgement, the same may appear advisable; and such temporary exceptions, suspension or modification shall in no way be construed as affecting the general application of such.

MARKERS

1. In keeping with the character of a modern Memorial Park, the erection of monuments is prohibited. Only uniform markers cast in bronze and mounted on a granite base will be allowed. On plots of two or more sites, in addition to individual markers as outlined above, a family or companion bronze memorial will be allowed. The companion or family marker is to measure 44" x 14". The individual bronze marker is to measure 24" x 14". On individual sites, only

(9)

one individual marker measuring 24" x 14" will be permitted.

2. All markers must be set flush with the ground.

3. The erection of foundations for markers, for which a charge will be made, shall be done only by Memorial Park employees.

4. No marker may be placed on any burial lot until all indebtedness to the Memorial Park has been satisfied.

5. Design of all markers must have the written approval of the Cemetery Committee. No markers will be allowed to be installed without said written approval. Any markers *installed* without such approval will be removed by the Memorial Park at the Owner's expense.

Adopted by the Board of Trustees of the Oheb Shalom Congregation of Baltimore City on February 24, 1969

Revised and Updated August, 1995

March 1, 1996

ONEB SHALOM
Memorial Park
PARCEL TWO

96-429-584A

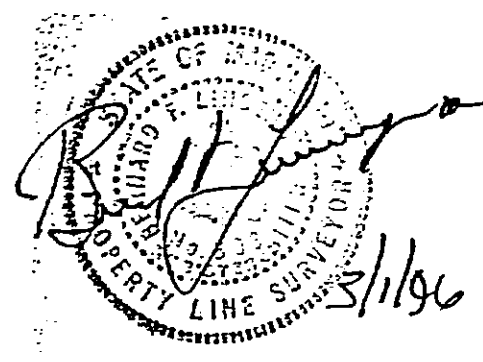
(Description for Zoning Purposes Only)

Beginning at a point located approximately 860 feet Northwest of the intersection of Berrymans Lane and Nicodemus Road and approximately 1,000 feet Northeast along the BGE Right-of-Way thence running the following six (6) courses and distances:

1. North 74°21'20" West 332.19 feet, more or less, to a point; thence,
 2. North 41°55'50" West 955.81 feet, more or less, to a point; thence,
 3. North 31°38'00" East 390.03 feet, more or less, to a point; thence,
 4. North 04°31'30" East 312.84 feet, more or less, to a point; thence,
 5. South 63°59'10" East 869.36 feet, more or less, to a point; thence,
 6. South 02°47'50" West 1064.56 feet to the point of beginning.
- Containing approximately 20.27 acres of land, more or less.

SAN/BL/05/090517M.1

424



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 5/1/96
Posted for: Emmanuel H. Horn, Esquire
Petitioner: Emmanuel H. Horn, Esquire
Location of property: 4th Election District - 3rd Councilmanic
Location of Sign: 111 W. Chesapeake Avenue, Room 106
Remarks: _____
Posted by: [Signature] Date of return: 5/1/96
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 17, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 16, 1996

THE JEFFERSONIAN,
A. Henderson
LEGAL AD., TOWSON

NOTICE OF HEARING

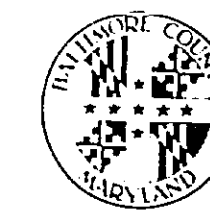
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following application for a Special Exception to the Zoning Ordinance, as amended, on the following date and at the following location:

Case: 96-429-SPHA (Item 424)
One Shalom Memorial Park
4th Election District - 3rd Councilmanic
Legal Description:
Parcel 106 of the County of Baltimore, 111 W. Chesapeake Avenue, Room 106, Towson, Maryland 21204 as follows:
Case: 96-429-SPHA (Item 424)
One Shalom Memorial Park
4th Election District - 3rd Councilmanic
Legal Description:
Parcel 106 of the County of Baltimore, 111 W. Chesapeake Avenue, Room 106, Towson, Maryland 21204 as follows:
Case: 96-429-SPHA (Item 424)
One Shalom Memorial Park
4th Election District - 3rd Councilmanic
Legal Description:
Parcel 106 of the County of Baltimore, 111 W. Chesapeake Avenue, Room 106, Towson, Maryland 21204 as follows:

Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are handicapped accessible for special accommodations. Please call 887-3391.
(2) For information concerning the file and/or hearing, please call 887-3391.
5/23/96 May 18 035026

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 4-24-96 ACCOUNT: 96-429-584A
AMOUNT: \$ 570.00
RECEIVED FROM: Emmanuel H. Horn, Esquire
FOR: 4th Election District - 3rd Councilmanic
VALIDATION OR SIGNATURE OF CASHIER: [Signature]
96-429 JCM



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 424 Petitioner: Emmanuel Horn

Location: 4th Election District - 3rd Councilmanic

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Emmanuel Horn

ADDRESS: 7310 Park Heights Avenue

Baltimore, Md. 21208

PHONE NUMBER: 764-2780

Printed with Soy-based Ink
on Recycled Paper

12

TO: PUTNEM PUBLISHING COMPANY
May 16, 1996 Issue - Jeffersonian

Please forward billing to:

Emmanuel H. Horn, Esq.
7310 Park Heights Avenue
Baltimore, MD 21208
764-2780

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following application for a Special Exception to the Zoning Ordinance, as amended, on the following date and at the following location:

CASE NUMBER: 96-429-SPHA (Item 424)
One Shalom Memorial Park
4th Election District - 3rd Councilmanic
Legal Owner(s): Temple One Shalom

Special Hearing to approve an amendment to the existing special exception as approved in case #67-32-1 and allow a reduced setback from the right-of-way of Berrymans Lane.

Variance: to allow the signs 40 sq. ft. (more or less) and 32 sq. ft. (more or less) respectively in lieu of the permit 25 sq. ft. per sign; and to allow a 30 ft. setback to the 60 ft. right-of-way.

HEARING: MONDAY, JUNE 10, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAURENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3391.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 5, 1996

Emmanuel H. Horn, Esquire
7310 Park Heights Avenue
Baltimore, MD 21208

RE: Item No.: 424
Case No.: 96-429-SPHA
Petitioner: Emmanuel H. Horn

Dear Mr. Horn:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 29, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

Printed with Soy-based Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
Date: May 20, 1996
FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management
SUBJECT: Zoning Advisory Committee Meeting
for May 20, 1996
Item No. 424

The Development Plans Review Division has reviewed the subject zoning item. Both Berrymans Lane and Nicodemus Road are existing roads which shall ultimately be improved as 50-foot street cross sections on 70-foot rights-of-way.

PWB:HJD:jrb

cc: File

ZONE10A

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management
DATE: May 29, 1996
FROM: Pat Keller, Director
Office of Planning
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

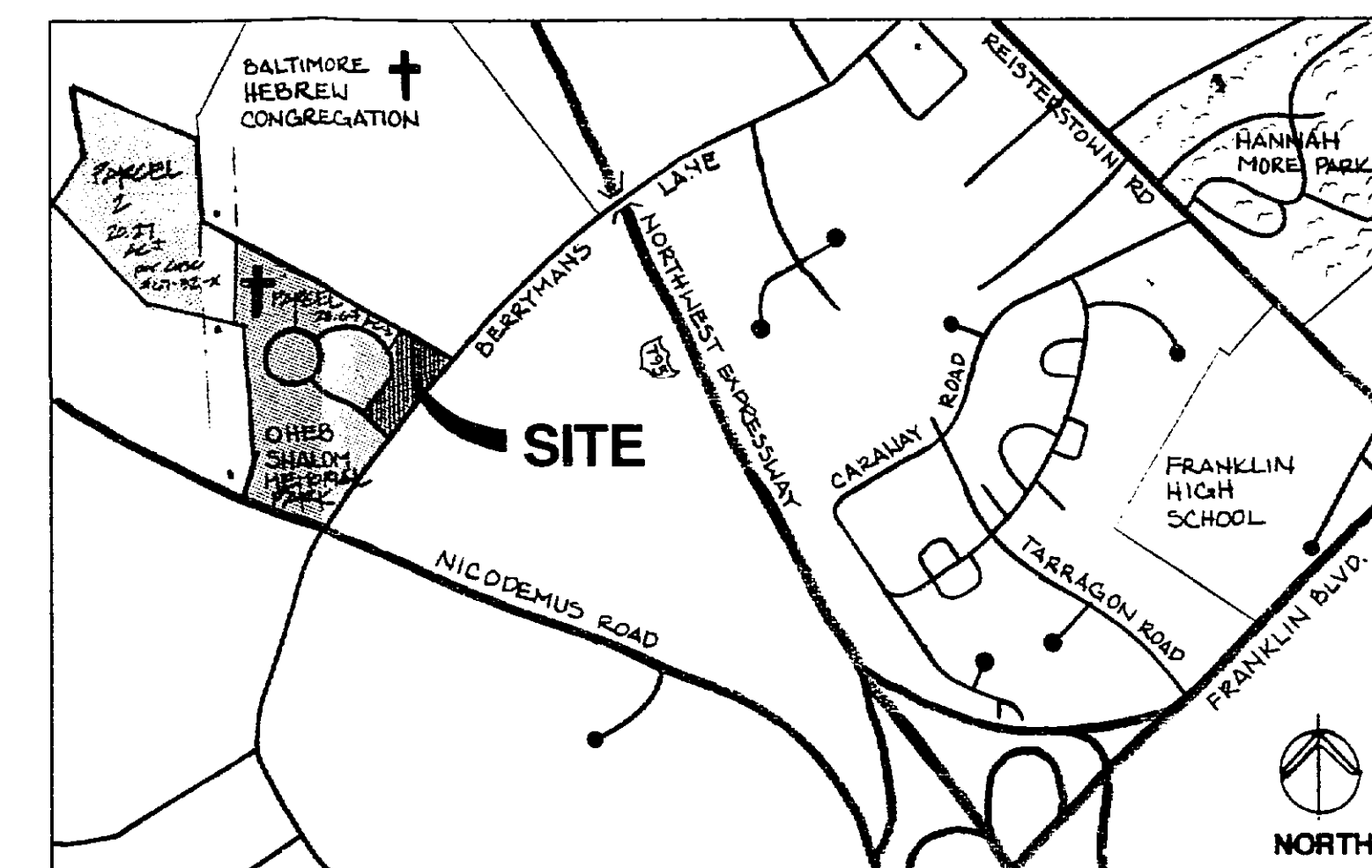
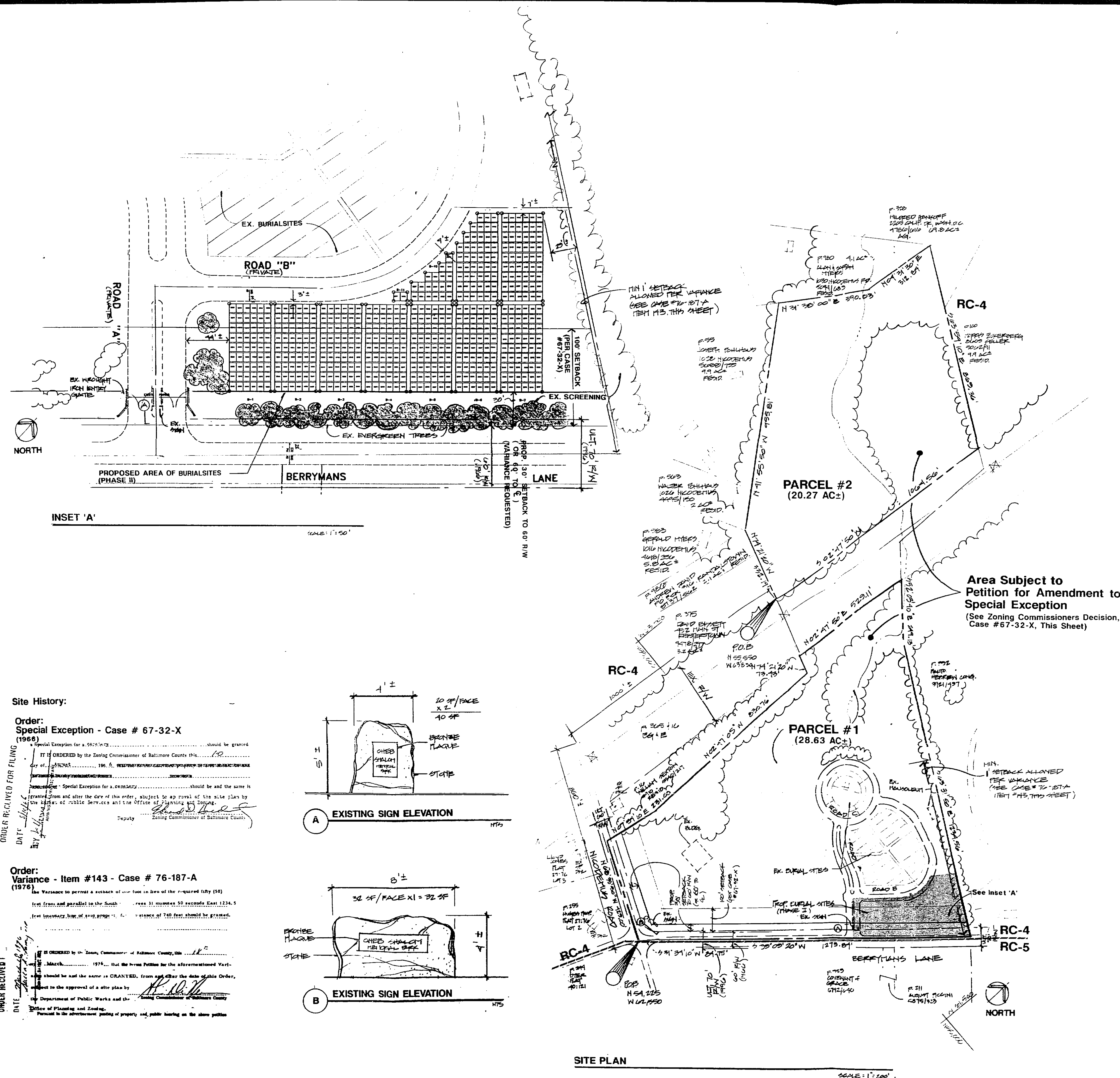
Item No. 424

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Lang in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long
Division Chief: [Signature]

PK/JL

T: EN424/PZONE/TXTJWL



General Notes:

- DEVELOPMENT NAME: Oheb Shalom Memorial Park Section-B
- APPLICANT/OWNER: Oheb Shalom Congregation 7310 Park Heights Avenue Baltimore, Maryland 21208
- PLAN PREPARED BY: D.S. Thaler & Associates, Inc. 7115 Ambassador Road Baltimore, Maryland 21244 (410) 944-3647
ATTN: Mr. Alan E. Scoll, R.L.A.
- PROPERTY REFERENCES:

TAX MAP:	48
GRID:	22
PARCEL:	413
TAX ACCT. NO.:	0413031500
DEED:	4449/110
ADC MAP:	15, K-10

 Boundary: Plat to Accompany Special Exception by Purdus & Jeschke (1996)
 Zoning: Baltimore County 200 Scale Zoning Map (1992) [SM 14-X]
- GENERAL DATA:

Election District:	4
Census Tract:	4044.01
Councilmanic District:	3
- SITE INFORMATION:

A. Gross acreage/	28.63 AC± PARCEL #1 > 44.4 AC±
Net acreage/	20.27 AC± PARCEL #2 > 44.4 AC±
B. Existing Zoning:	RC-4
C. Density Calculations:	
Allowable =	44.4 AC± x 0.2 = 9 units
Proposed =	PHASE II
D. Parking:	501 plots (7 x 9)
Required =	N/A
Proposed =	Along interior roads.
- USE: The existing use is cemetery. The proposed use is cemetery.
- EXISTING: There are no known historic buildings, critical areas, archaeological sites, endangered species, or hazardous materials on the site.
- ROADS: All roads are private.
- This property as shown on the Plan has been held intact by the ownership shown since 1968 (according to deed). No known part of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as density or area to support any off-site dwellings.
- Future signs shall conform with Section 413 B.C.D.R. and all zoning policies. (See Variance Request for existing signs)

PROJ. NAME: OHEB SHALOM MEMORIAL PARK
 PLAN TITLE: PLAT TO ACCOMPANY ZONING PETITION

COUNCIL DIST.: 3
 ELECTION DIST.: 4

APPROVAL:

OWNER/DEVELOPER:

OHEB SHALOM CONGREGATION
 7310 PARK HEIGHTS AVENUE
 BALTIMORE, MARYLAND 21208
 PHONE: (410) 385-0105

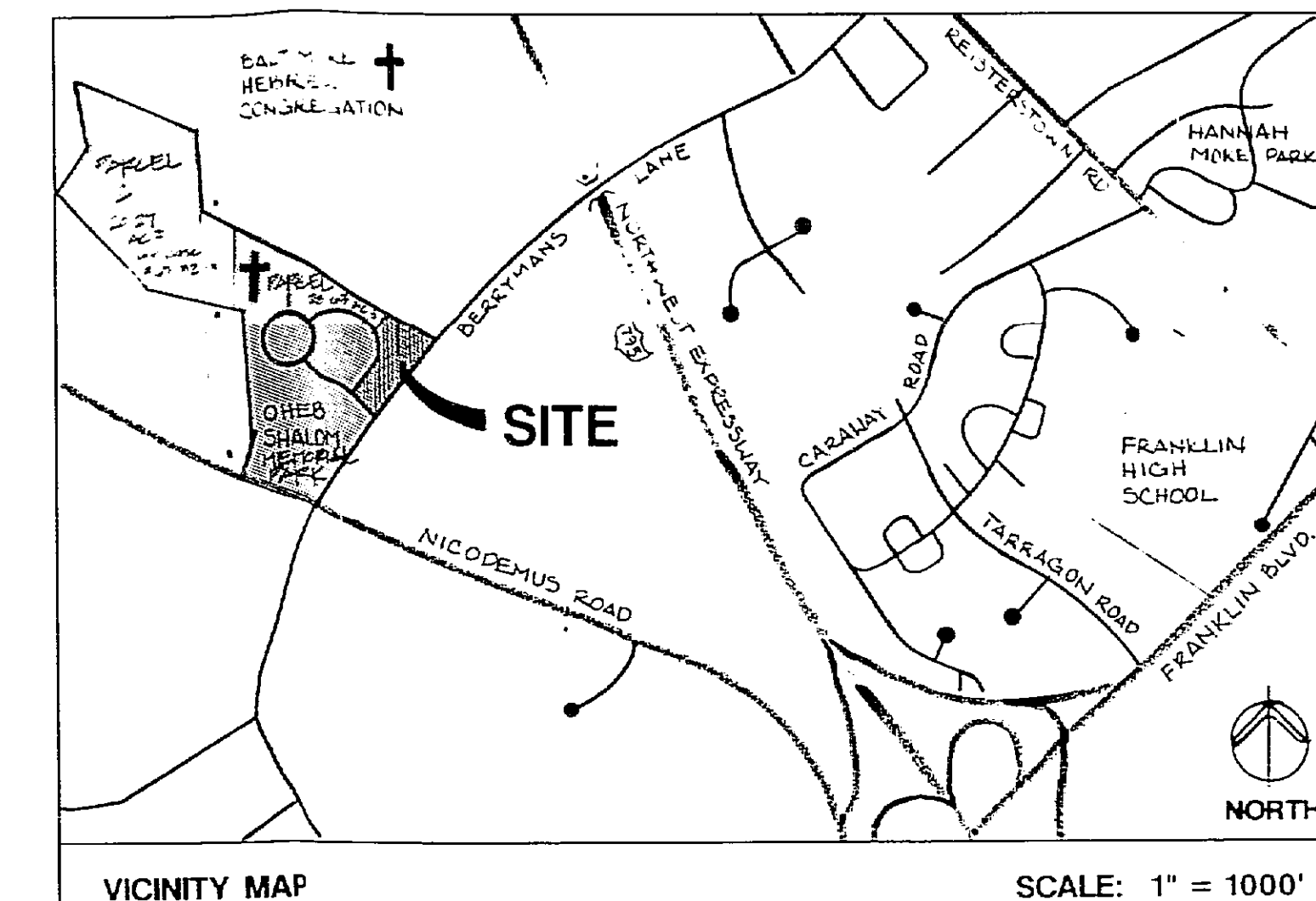
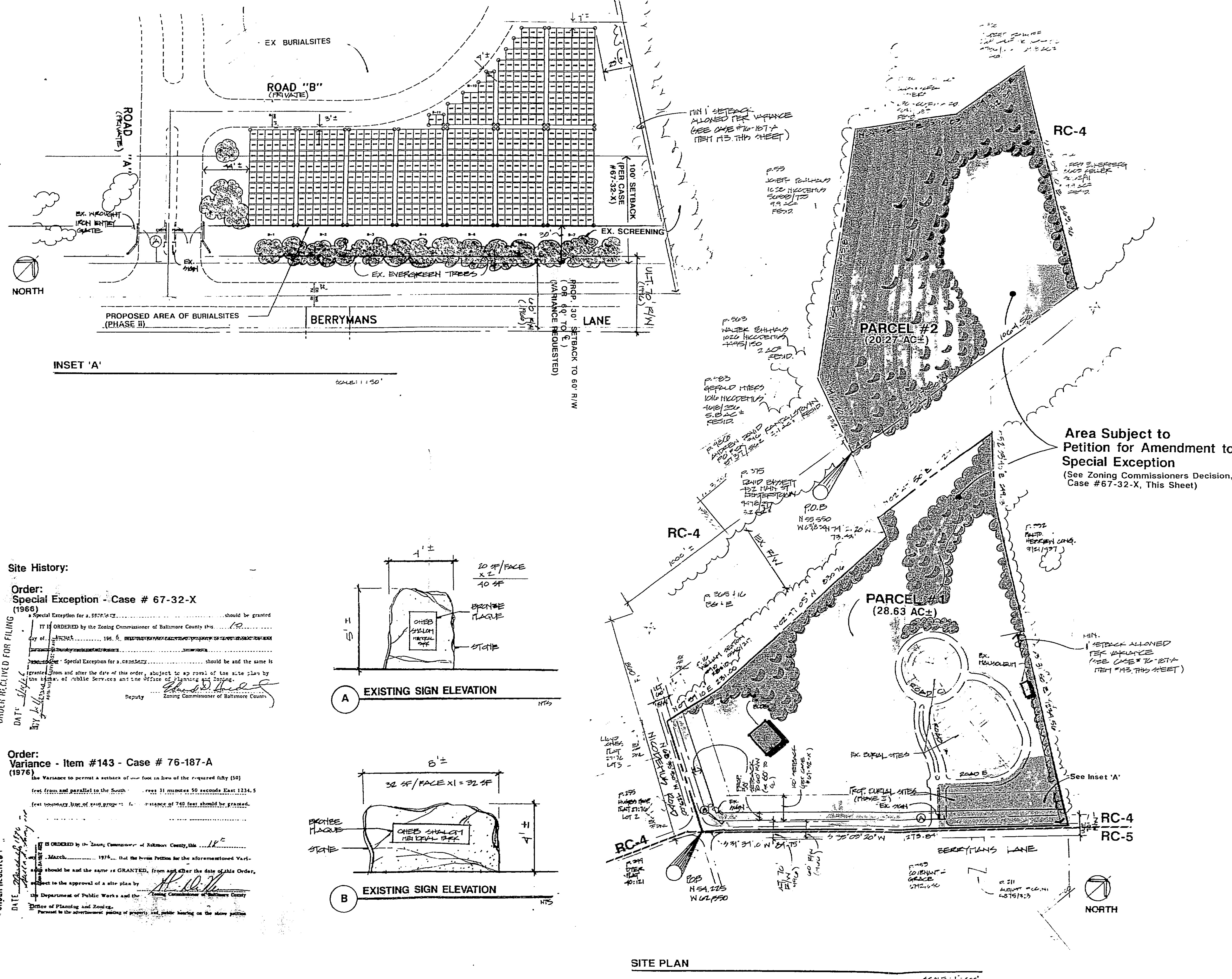
D. S. THALER & ASSOC., INC.
 CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS
 7115 AMBASSADOR ROAD
 BALTIMORE, MARYLAND 21244
 (410) 944-ENGR, (410) 944-3647

STATE OF MARYLAND
 SURVEYORS
 LAND PLANNERS
 [Signature]

DATE: 3-5-96
 SCALE: 1" = 50'
 C.I.:
 PROJ. NO.: 1633A
 SHEET 1 OF 1

Oheb Shalom Memorial Park

PLAT TO ACCOMPANY ZONING PETITION



General Notes:

1. DEVELOPMENT: Oheb Shalom Memorial Park
2. APPLICANT/OWNER: Oheb Shalom Congregation, 7310 Park Heights Avenue, Baltimore, Maryland 21208
3. PLAN PREPARED BY: D.S. Thaler & Associates, Inc., 7115 Ambassador Road, Baltimore, Maryland 21244, (410) 944-1667
4. PROPERTY REFERENCES:
 - TAX MAP: 48
 - GRID: 22
 - PARCEL: 413
 - TAX ACCT. NO: 04150311500
 - DEED: 4445/110
 - ADC MAP: 15, P-10
 - Boundary: Plat to Accompany Special Exception by Purdie & Jaschke (1991)
 - Zoning: Baltimore County 200 Scale Zoning Map (1992) (SW 14-21)
5. GENERAL DATA:
 - Election District: 4
 - Census Tract: 4044.11
 - Councilmanic District: 3
6. SITE INFORMATION:
 - A. Gross acreage: 28.63 AC± PARCEL 1 & 2
 - B. Existing Zoning: RC-4
 - C. Density Calculations:
 - Allowable = 44.4 AC x 0.2 = 9 units
 - Proposed = PHASE II
 - 501 plots (7 x 9)
 - D. Parking:
 - Required = N/A
 - Proposed = Along interior roads.
7. USE: The existing use is cemetery. The proposed use is cemetery.
8. EXISTING: There are no known historic buildings, critical areas, archaeological sites, endangered species, or hazardous materials on the site.
9. ROADS: All roads are private.
10. This property as shown on the Plan has been held intact by the ownership shown since 1984 (according to deed). No portion of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as density or area to exist in any of its dwellings.
11. Future plans shall conform with Section 413 B.C.D.R. and all zoning policies. (See Variance Request for existing signs)

PROJ. NAME: OHEB SHALOM MEMORIAL PARK
PLAN TITLE: PLAT TO ACCOMPANY ZONING PETITION

COUNCIL DIST.: 3
ELECTION DIST.: 4

APPROVAL:

OWNER/DEVELOPER:
OHEB SHALOM CONGREGATION
7310 PARK HEIGHTS AVENUE
BALTIMORE, MARYLAND 21208
PHONE: (410) 385-0105

D. S. THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21244
(410) 944-ENG, (410) 944-3647

SURVEYORS
LAND PLANNERS

Oheb Shalom Memorial Park PLAT TO ACCOMPANY ZONING PETITION

DATE: 3-5-96
SCALE: 1" = 50'
C.I.:
PROJ. NO.: 1633A
SHEET 1 OF 1



200 SCALE ZONING MAP TO ACCOMPANY ZONING PETITION
 Oheb Shalom Memorial Park

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